



STATEMENT OF INFORMATION

125 WALLACE ROAD, WANTIRNA SOUTH
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

125 WALLACE ROAD WANTIRNA SOUTH VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,006,000

Property type

Land

Suburb

Wantirna South

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

69 MOWBRAY DRIVE WANTIRNA SOUTH VIC 3152	\$1,100,000	08-Oct-22
11 COPPELIA STREET WANTIRNA SOUTH VIC 3152	\$1,072,000	28-Jan-23
171 HARCREST BOULEVARD WANTIRNA SOUTH VIC 3152	\$1,101,800	18-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 April 2023

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69 MOWBRAY DRIVE WANTIRNA SOUTH VIC 3152

Sold Price **\$1,100,000** Sold Date **08-Oct-22**

4 2 2

Distance **1.39km**

FLOOR PLAN
Illustration is approximate. Measurements are approximate and should not be relied upon for accuracy. All dimensions are approximate.



11 COPPELIA STREET WANTIRNA SOUTH VIC 3152

Sold Price ^{RS} **\$1,072,000** Sold Date **28-Jan-23**

4 2 4

Distance **1.76km**



171 HARCREST BOULEVARD WANTIRNA SOUTH VIC 3152

Sold Price ^{RS} **\$1,101,800** Sold Date **18-Mar-23**

4 2 2

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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